

176.0

0003

0014.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
675,300 / 675,300
675,300 / 675,300
675,300 / 675,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		LANCASTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GITE SADANAND ETAL/ TRUSTEES
Owner 2:	SADANAND GITE REVOCABLE TRUST
Owner 3:	BHAGYASHREE JOSHI REVOCABLE T

Street 1: 60 LANCASTER ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Vinyl Exterior and 1288 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4620.000	284,300		391,000	675,300		118152
							GIS Ref
							GIS Ref
							Insp Date
							05/05/14


Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	118152
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	17:39:50
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	284,300	0	4,620.	391,000	675,300		Year end	12/23/2021
2021	101	FV	275,800	0	4,620.	391,000	666,800		Year End Roll	12/10/2020
2020	101	FV	275,800	0	4,620.	391,000	666,800	666,800	Year End Roll	12/18/2019
2019	101	FV	225,600	0	4,620.	385,400	611,000	611,000	Year End Roll	1/3/2019
2018	101	FV	225,600	0	4,620.	296,100	521,700	521,700	Year End Roll	12/20/2017
2017	101	FV	225,600	0	4,620.	279,300	504,900	504,900	Year End Roll	1/3/2017
2016	101	FV	225,600	0	4,620.	257,000	482,600	482,600	Year End	1/4/2016
2015	101	FV	220,100	0	4,620.	240,200	460,300	460,300	Year End Roll	12/11/2014

Parcel ID 176.0-0003-0014.0

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SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GITE SADANAND	1569-34	1	2/11/2021	Convenience	99	No	No		duplicate deed from 1/22/2021 now in land cou
GITE SADANAND,	76757-100	1	1/22/2021	Convenience	99	No	No		
FLYNN EILEEN M	1249-129		3/15/2002		249,750	No	No		
FRASER WILLIAM/	1158-162		7/16/1996		90,000	No	No	A	

PAT ACCT.

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BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2015	778	Solar Pa	12,950	6/23/2015				Install solar pane
4/10/2005	305	Renovate	64,000	C		G6	GR FY06	replace existing 2

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2014	Inspected	PC	PHIL C
4/12/2009	Inspected	197	PATRIOT
11/12/2008	Measured	345	PATRIOT
4/13/2006	Permit Visit	BR	B Rossignol
5/12/2002	MLS	MM	Mary M
11/8/2000	Hearing Chag	201	PATRIOT
11/8/2000	Inspected	201	PATRIOT
1/6/2000	Mailer Sent		
12/23/1999	Measured	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

